ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11506 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2008-0229, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 10-12, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11506 North IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses of the Property:

Automotive repair services

Automotive sales

Bail bond services

Commercial off-street parking

Community recreation (public)

Consumer convenience services

Funeral services

Guidance services

Outdoor sports and recreation

Residential treatment

Automotive rentals

Automotive washing (of any type)

Commercial blood plasma center

Community recreation (private)

Congregate living

Food sales

General retail sales (general)

Indoor entertainment

Pawn shop services

Service station

B. Drive-in service use is prohibited as an accessory use to commercial uses.

Draft: 1/26/2009

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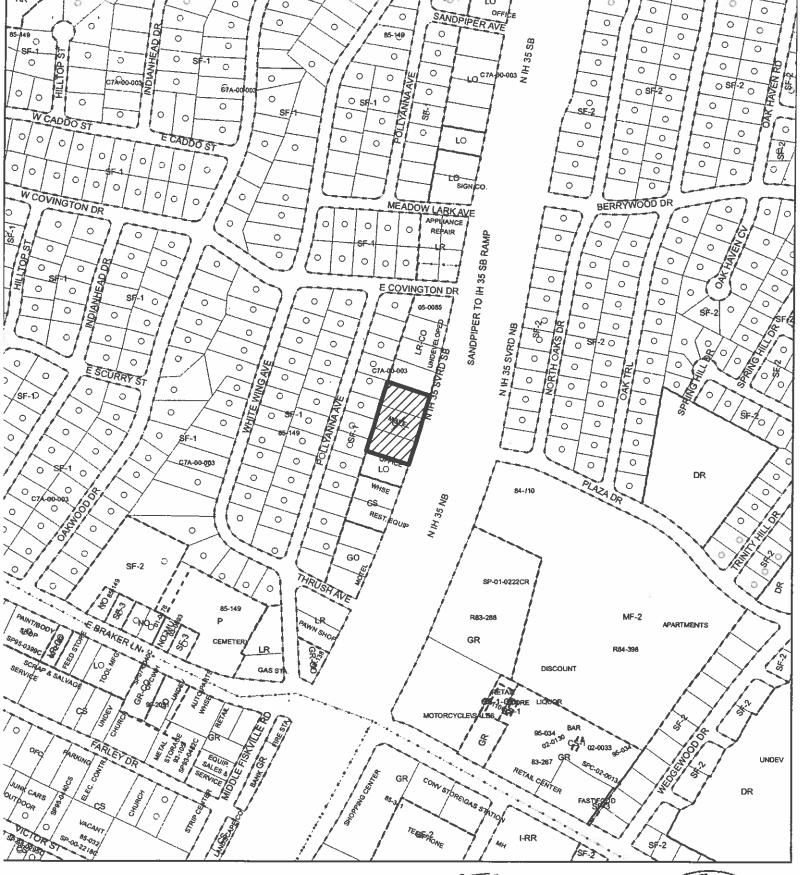
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or is cumu	sued, if the completed d	evelopment o or previously	erty may not be approved, releaser uses of the Property, consider authorized development and usualay.
D. The	maximum height of a build	ding or structu	are is 35 feet from ground level.
used in accordan	fically restricted under thing of the regulations of the other applicable requires	established for	he Property may be developed a r the community commercial (Gity Code.
PART 3. This o	ordinance takes effect on _		, 200
PASSED AND	APPROVED		
	. 2009	<b>§</b> <b>§</b>	
		8	Will Wynn Mayor
		A	
APPROVED: _	W. RELA	ATTEST:	





SUBJECT TRACT

**ZONING BOUNDARY** 



**PENDING CASE** 

**OPERATOR: S. MEEKS** 

## ZONING EXHIBITY

C14-2008-0229 ZONING CASE#:

11506 N IH 35 SVRD SB ADDRESS:

1.3154 ACRES SUBJECT AREA:

M32 GRID:

W. RHOADES MANAGER:

